

076.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

702,100 /

702,100

702,100 /

702,100

702,100 /

702,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARTIGAN-PARKER LORRAINE

Owner 2: HARTIGAN WILLIAM J

Owner 3:

Street 1: 31 COLLEGE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,440 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 2011 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

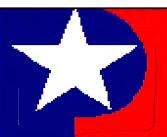
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7440		Sq. Ft.	Site		0	70.	0.86	12									450,242						450,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										47880
GIS Ref										
GIS Ref										
Insp Date										11/07/18



Patriot

Properties Inc.

!6313!

USER DEFINED

Prior Id # 1:	47880
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:06:20
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/23/19	10:46:55
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
076.0-0001-0004.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,800	0	7,440.	450,200	702,000	702,000	Year End Roll	12/18/2019
2019	101	FV	209,600	0	7,440.	418,100	627,700	627,700	Year End Roll	1/3/2019
2018	101	FV	209,600	0	7,440.	418,100	627,700	627,700	Year End Roll	12/20/2017
2017	101	FV	209,600	0	7,440.	366,600	576,200	576,200	Year End Roll	1/3/2017
2016	101	FV	209,600	0	7,440.	334,500	544,100	544,100	Year End	1/4/2016
2015	101	FV	196,400	0	7,440.	295,900	492,300	492,300	Year End Roll	12/11/2014
2014	101	FV	196,400	0	7,440.	279,800	476,200	476,200	Year End Roll	12/16/2013
2013	101	FV	196,400	0	7,440.	266,300	462,700	462,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINK KAREN L	23363-380		6/23/1993		211,000	No	No	Y	

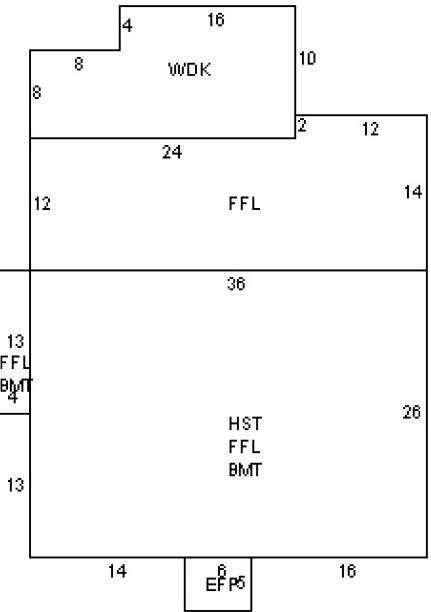
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2019	349	Redo Bat	15,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
4/7/2000	Inspected	263	PATRIOT
1/7/2000	Missed Appt.	263	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
8/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average																
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:																
Foundation: 1 - Concrete		3/4 Bath: 1	Rating: Fair																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 1 - Wood Shingle		1/2 Bath: 1	Rating:																
Sec Wall: 8 - Brick Veneer		A HBth:	Rating:																
Roof Struct: 1 - Gable		OthrFix: 1	Rating:																
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																	
Color: GRAY		Kits: 1	Rating: Average																
View / Desir:		A Kits: 1	Rating:																
GENERAL INFORMATION		Fpl: 1	Rating: Average																
Grade: C - Average		WSFlue: 1	Rating:																
Year Blt: 1950		CONDOS INFORMATION																	
Eff Yr Blt:		Location:																	
Alt LUC:		Total Units:																	
Jurisdct:		Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: AV - Average		31. %		Exterior:		No Unit		RMS		BRS		FL					
Prim Int Wall: 1 - Drywall		Functional:		%		Interior:		1		8		3							
Sec Int Wall:		Economic:		%		Additions:													
Partition: T - Typical		Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood		Override:		%		Baths:													
Sec Floors:		Total:		31 %		Plumbing:													
Bsmnt Flr: 14 - Asphalt Tile		Basic \$ / SQ: 105.00				Electric:													
Subfloor:		Size Adj.: 1.19916320				Heating:													
Bsmnt Gar: 1		Const Adj.: 1.00289965				General:													
Electric: 3 - Typical		Adj \$ / SQ: 126.277				Totals		1		8		3							
Insulation: 2 - Typical		Other Features: 80206																	
Int vs Ext: S		Grade Factor: 1.00																	
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000																	
Heat Type: 3 - Forced H/W		NBHD Mod:																	
# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 365002																	
% Com Wall	% Sprinkled:	Depreciation: 113151																	
		Depreciated Total: 251851																	
MOBILE HOME				Make: []				Model: []				Serial #: []				Year: []			
SPEC FEATURES/YARD ITEMS																PARCEL ID 076.0-0001-0004.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE			
																AssessPro Patriot Properties, Inc			